

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Cantala Drive, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,327,500

House

X

Unit

Suburb Doncaster

Period - From 01/01/2018

to

31/03/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 Gloucester Ct TEMPLESTOWE 3106	\$1,360,000	09/12/2017
2	13 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,350,000	09/12/2017
3	9 Woodlea St DONCASTER EAST 3109	\$1,330,000	24/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House

Land Size: 667.40 sqm approx

Agent Comments

Comparable Properties



11 Gloucester Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 660 sqm approx



13 Palmerston Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



9 Woodlea St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 24/03/2018

Rooms: 6

Property Type: House

Land Size: 660 sqm approx